

# TOWN OF DAVIE

## TOWN COUNCIL AGENDA REPORT

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101  
Prepared by: Marcie O. Nolan, Planning Supervisor

**SUBJECT:** Master Site Plan (MSP 2-3-04), Nova Southeastern University,  
3301 College Avenue

**AFFECTED DISTRICT:** District 2

**REPORT IN BRIEF:** This is a request for Master Site Plan approval for the three (3) story Nova Southeastern University "Student University Center" consisting of recreational facilities, performing arts theatre, conference and dining program, student affairs offices and basketball arena and courts for a total of 269,876 square feet with related parking and landscaping. The proposal is an addition to the Rosenthal Student Center, located on approximately 21.46 acres, centrally located within the overall NSU campus. The building is adjacent to the residential dormitory area to the east, the swimming pool to the south and the library to the north. Access to the site is provided from College Avenue onto Mary McCahill Drive.

The three story building is modern in design. The building consists of flat beige pre-cast concrete walls broken up with large rectangular blocks of dark and light blue glass. Silver metal panels are used on all four sides for additional accent elements. While the design of the building is more modern than the more recent NSU campus buildings, the nature of the University Center as a meeting place for students, lends itself to an open and airy design. The highest point of the building is 88 feet, with an overall height of 76 feet.

The overall site design of the University Center is consistent with the Regional Activity Center-Academical Village zoning district. The design, location and use of the site are also consistent with the Developers Agreement between the Town and NSU. The addition of a building of this scale due south of two other recent sizable projects (the library and Business School) allows students to access all necessary elements of campus life through pedestrian and bicycle pathways, limiting the use of automobiles throughout the site.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:** At the May 25, Site Plan Committee meeting, Vice-Chair Evans made a motion, seconded by Ms. Aitken to approve based upon the planning report and to look at the pool area as it was being designed. Motion carried 3-0, Mr. Engel and Mr. Breslau absent.

**FISCAL IMPACT:** N/A

**RECOMMENDATION(S):** Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

**Attachment(s):** Planning Report, Master Site Plan, Future Land Use Plan Map, Zoning and Aerial Map

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**TOWN OF DAVIE**  
**Development Services Department**  
**Planning and Zoning Division**  
*Staff Report and Recommendation*

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**Applicant Information**

**Owner/Agent:**

**Name:** Nova Southeastern University  
**Address:** 3301 College Avenue  
**City:** Davie, FL 33314  
**Phone:** 954-262-8832

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**Background Information**

**Application Request:** Master Site Plan approval for the three (3) story Nova Southeastern University "Student University Center" consisting of recreational facilities, performing arts theatre, conference and dining program, student affairs offices and basketball arena and courts for a total of 269,876 square feet with related parking and landscaping.

**Site Plan Committee Recommendation:** This item was approved at the May 25, 3004 Site Plan Committee meeting.

**Address/Location:** 3301 College Avenue, Davie/Generally located north of SW 36<sup>th</sup> Street and an addition to the existing Rosenthal Student Center off Mary McCahill Drive.

**Future Land Use Plan Map:** Regional Activity Center

**Zoning:** RAC-AV, Regional Activity Center - Academical Village

**Existing Use:** Rosenthal Student Center

**Proposed Use:** University Center

**Parcel Size:** 21.45 acres

**Surrounding Uses:**  
**North:** McFatter School, Nova Drive  
**South:** Single family homes  
**East:** Broward Community College

**Surrounding Future Land**  
**Use Plan Map Designations:**  
RAC, Regional Activity Center  
R-5, 5 DU/Acre  
RAC, Regional Activity Center

**West:** University Drive

RAC, Regional Activity Center

**Surrounding Zoning:**

**North:** CF, Community Facilities and RM-16, Medium High Dwelling District

**South:** CF, Community Facilities and R-5, Low-Medium Dwelling district

**East:** CF, Community Facilities

**West:** University Drive and RM-16, Medium High Dwelling District

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## **Zoning History**

The Town rezoned the entire Nova Southeastern University campus to Regional Activity Center- Academical Village (RAC-AV) on February 4, 2004 through Ordinance 2004-06.

The Town approved entering into a developer's agreement (DA 1-1-04) with NSU on February 4, 2004. This agreement approved the conceptual master plan for the NSU campus including the parcel being developed as part of this master site plan approval request.

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## **Applicable Codes and Ordinances**

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Section 12-368 through 12-12-373, Review of Site Plans.

Sections 12-32.400 to 12.32.419, Regional Activity Center – Academical Village, adopted by Town Council on January 7, 2004.

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## **Comprehensive Plan Considerations**

**Planning Area:** The proposed project is within the planning area No. 8 characterized by older, small scale commercial development, older single-family residential neighborhoods, and newer large scale multi-family residential developments that serve the South Florida Education Center.

**Broward County Land Use Plan:**

The subject site falls within Flexibility Zone 99.

**Applicable Goals, Objectives & Policies:** *Future Land Use Plan, Objective 5: Consistency of Development with Comprehensive Plan, Policy 5-2:* The (re)zoning, (re)planning, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use

Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

*Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-2: No property within the Town shall be rezoned to a zoning district that is not in compliance with the Davie Future Land Use Plan.*

*Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.*

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## **Development Review Committee (DRC) Recommendations**

This item was reviewed by the Town of Davie's DRC. The following comments are items for further discussion with the applicant.

### Engineering:

Provide modifications to the east entrance parking area and to the rear one-way drive to the south of the Jim Moran Center to reverse the one-way drive to travel from the west to the east rather than from the east to the west and associated parking.

### Landscaping:

The tree survey does not reflect the caliper inches for some of the trees that are to be relocated.

For trees to be relocated or to remain an assessment shall be made to determine if the trees are acceptable condition or are categorically 'hazardous trees' to be determined by an arborist.

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## **Application Details**

The applicant's SUBMISSION indicates the following:

1. *Site:* The overall NSU campus consists of 285 acres. The proposed addition to the Rosenthal Student Center is located on approximately 21.46 acres. The location of the student center is centrally located within the overall NSU campus. The building is adjacent to the residential dormitory area to the east, the swimming pool to the south and the library to the north.

The building consists of a student center with gallery lobby, student affairs zone, performing arts program with theaters, music rooms and dressing rooms, conference zone and food service area, and a gymnasium with basketball courts, locker rooms, and offices.

2. *Architecture:* The three story building is modern in design. The building consists of flat beige pre-cast concrete walls broken up with large rectangular blocks of dark and light blue glass. Silver metal panels are used on all four sides for additional accent elements. While the design of the building is more modern than the more recent NSU campus buildings, the nature of the University Center as a meeting place for students, lends itself to an open and airy design. The highest point of the building is 88 feet, with an overall height of 76 feet.
3. *Access and Parking:* Access to the site is provided from College Avenue onto Mary McCahill Drive. The nautilus is used as the unifying design theme throughout the site. A central roundabout, shaped like a nautilus is the main entrance to the site. This feature is adjacent to bike racks and benches encouraging pedestrian and bicycle movement. The nautilus theme is repeated at the drop-off area and transitioning to the pedestrian pathways along the west lawn.

A new parking lot is proposed along the northern portion of the site. 42 new parking spaces will be added, while there are 67 existing parking spaces in the general vicinity.

4. *Lighting:* The proposed lighting meets the Towns' requirements for light levels and overspill. In addition, the design of the light poles is consistent with other light poles and fixtures used throughout the NSU campus. Additional bollard lights are provided throughout the pedestrian pathways and the style of the lights will compliment the architecture of the building.
5. *Landscaping:* The parcel currently contains existing trees. Staff and the applicant have been on site to determine which trees can and should be relocated while assessing the trees that will require mitigation. The overall landscape plan as submitted provides canopy trees along walkways, while Royal Palms are used along the roadway as design elements. Proposed canopy trees consist of Live Oak, Tamarind, Royal Poinciana, Yellow Poinciana and Jacaranda. Palms used are Foxtail, Royals, Medjool date palms, Purotis, Washinton and Sabal palms. The landscape plan meets and exceeds the Town of Davie's landscape code. In addition, the landscape plan as submitted meets the landscape requirements as stated in the Developers Agreement between the Town and NSU.
7. *Drainage:* The site is located in the Central Broward Water Control District. Approval from this agency is required prior to the issuance of any permits.
9. *Open Space:* The open space requirement for the RAC-AV is 40 %. The University Center site provides 61% open space. The overall NSU master plan provides 45% open space (40% required).
10. *Compatibility:* The overall site design of the University Center is consistent with the Regional Activity Center-Academical Village zoning district. The design, location and

use of the site are also consistent with the Developers Agreement between the Town and NSU. The addition of a building of this scale due south of two other recent sizable projects (the library and Business School) allows students to access all necessary elements of campus life through pedestrian and bicycle pathways, limiting the use of automobiles throughout the site.

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## **Staff Analysis**

The newly adopted land development regulations for the Regional Activity Center-Academical Village (RAC-AV) created an overall design intent for the NSU master campus. This intent included a well integrated master campus plan providing for vehicular parking along the edges of the university connecting to pedestrian and bicycle walkways. These walkways are to be shaded and incorporate amenities such as benches, water fountains and other features. The pathways all lead to campus buildings designed to enhance the university experience. Each modification, by NSU, to the campus will incrementally enhance the overall design of NSU and meet the goals as stated in the RAC-AV. The integration of the University Center into the geographical center of the NSU campus meets the intent of the RAC-AV and furthers the goals of NSU within the Town of Davie.

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## **Findings of Fact**

Staff finds the submitted master plan is consistent with the goals, objectives and policies of the Town of Davie Comprehensive Plan and in compliance with all applicable land development regulations.

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## **Staff Recommendation**

Staff finds the subject application complete and suitable for transmittal to the Town Council for further consideration.

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## **Site Plan Committee**

At the May 25, Site Plan Committee meeting, Vice-Chair Evans made a motion, seconded by Ms. Aitken to approve based upon the planning report and to look at the pool area as it was being designed. Motion carried 3-0, Mr. Engel and Mr. Breslau absent.

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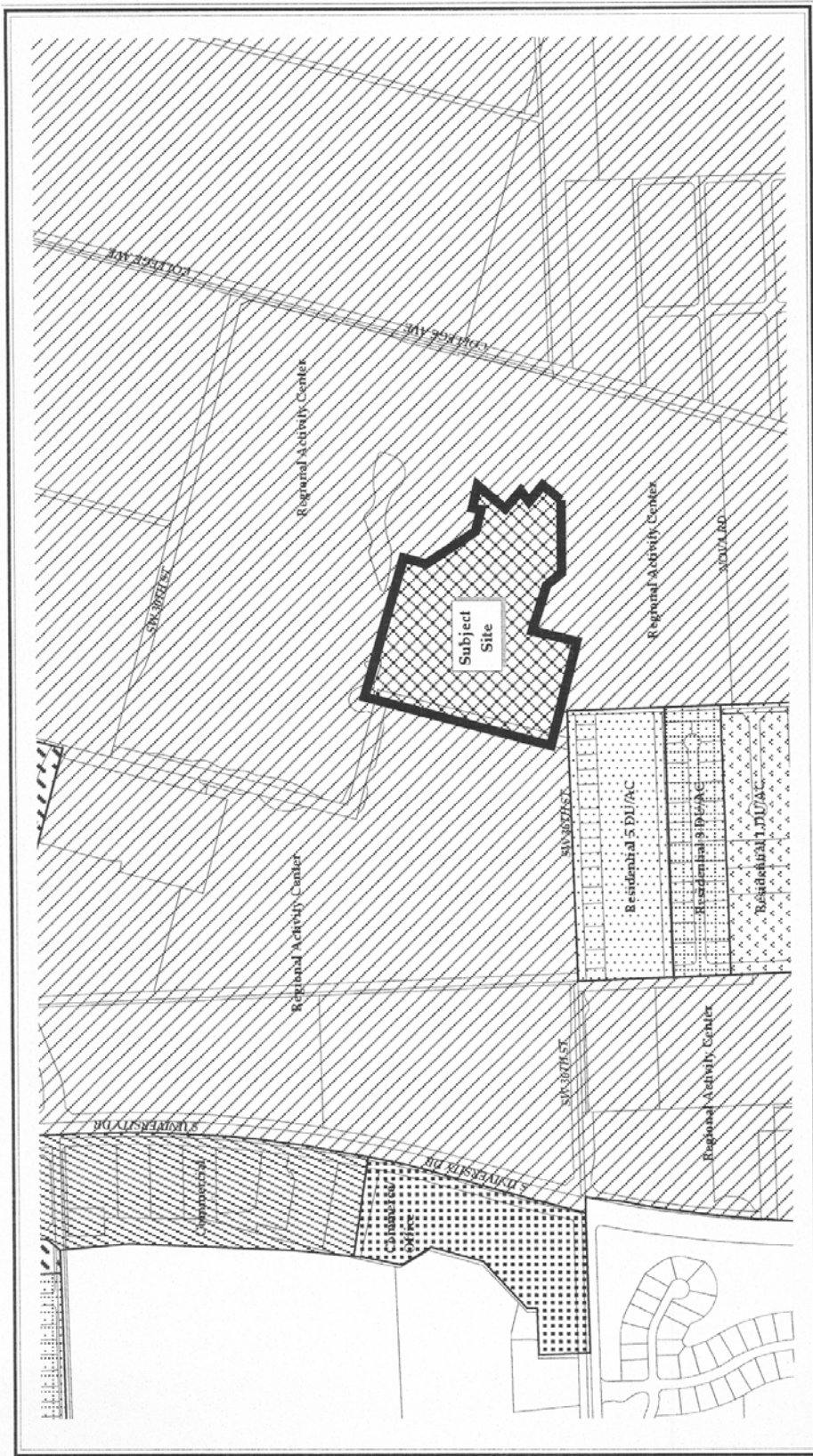
## **Exhibits**

1. Master Site Plan

2. Future Land Use Plan Map
3. Zoning and Aerial Map

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_



The Town of Davie  
Development Service Department  
Planning & Zoning Division



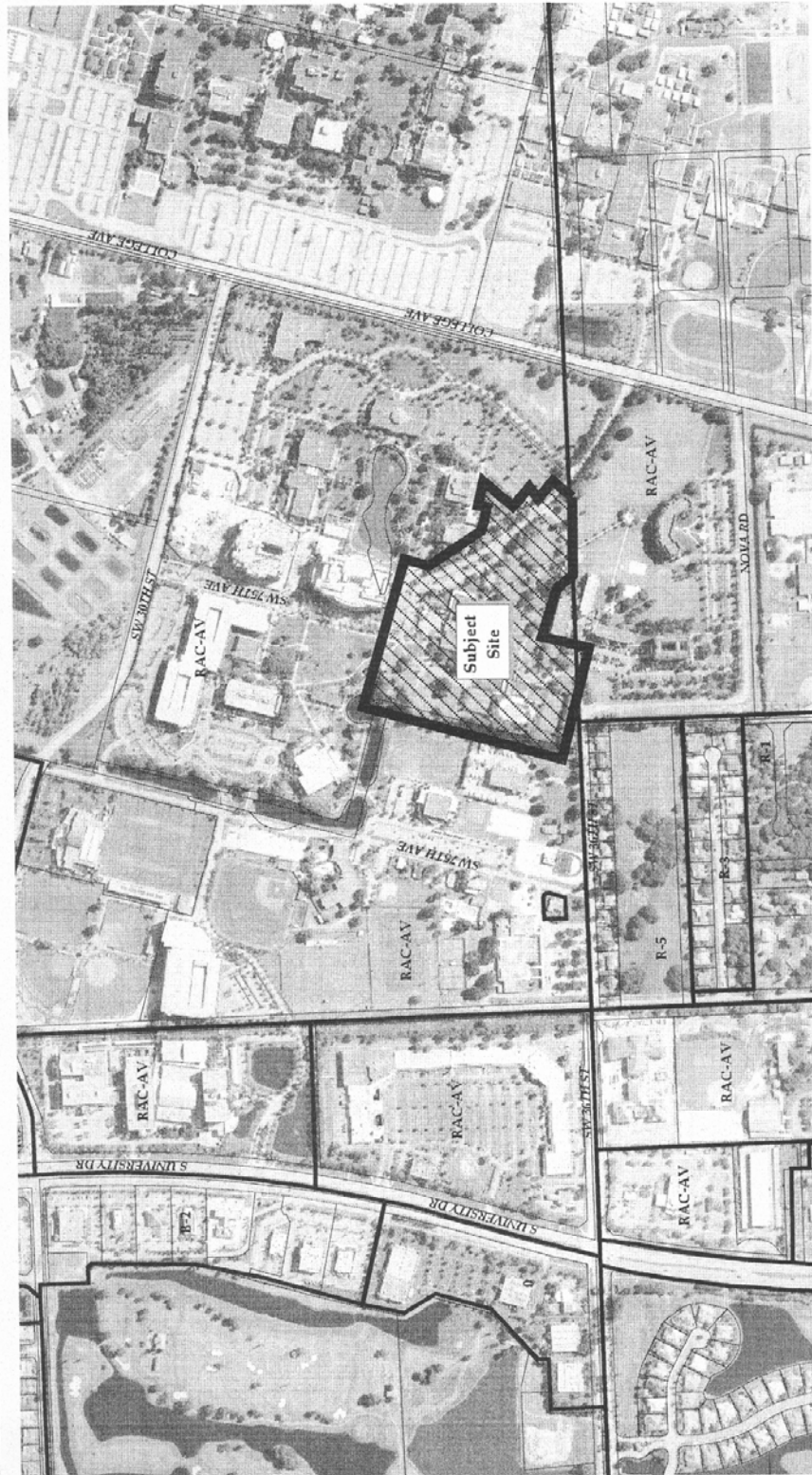
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# Site Plan Application SP 2-14-04, Nova Southeastern University Center Future Land Use Map

Prepared By: D.M.A.  
Date Prepared: 5/25/04





The Town of Davie  
Development Service Department  
Planning & Zoning Division



Scale



# Site Plan Application

SP 2-14-04, Nova Southeastern University Center  
Subject Site, Zoning and Aerial Map

Prepared By: D.M.A.  
Date Prepared: 5/25/04

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